

MINUTES OF THE MEETING OF
THE METROPOLITAN BUILDING COMMITTEE
Friday May 14, 1965
Room 253-1444 Drummond Street, 12:30p.m.

ATTENDANCE: Mr. I.R.Tait, Chairman, Messrs. F.F.Fulton, A.E.Sargent,
E.Smith, H.Umphrey, F.G.Hubbard, C.M.McCully, J.A.Hastings,
R.C.Rae, R.S.Whittingham.

REGRETS: Messrs. W.E.Adkins, W.D.Robb, G.Shaw, N.Wrightson, R.E.Heartz.

GRACE: Grace was said by R.S.Whittingham.

MINUTES: The minutes of the meeting held on March 5, 1965 having
previously been circulated were taken as read and upon
motion duly passed were accepted as a correct record of
that meeting.

H.F.HALL BUILDING - SALES TAX REFUNDS:

The method of claiming refunds of Federal Sales
Tax was reviewed in the light of an estimate of refunds
available to date calculated both by the detailed method
and by the formula method. The latter showed considerable
advantage over the detailed method. It was pointed out
that if it was decided to use the detailed method the
services of a tax consultant would be necessary at a fee
of approximately 10% of the net tax savings. In view
of this involvement it was felt advisable to employ the
formula method and upon motion duly made and seconded
it was

UNANIMOUSLY RESOLVED THAT

this committee do hereby recommend the use of the
formula method presently at 4.4% of the total contract
amount, as the method to be employed for the reclaim
of Federal Sales Tax.

It was reported that the 6% Province of Quebec
Sales Tax was not being refunded to Educational Autho-
rities at this time, however it was felt that represent-
ation should be made to Quebec in the hope that some
alleviation of the Tax burden could be obtained.

ARCHITECT'S FEES:

An exchange of correspondence had taken place between the Architect and the Association concerning the payment of fees on that part of the contract represented by the 11% Federal Sales Tax. Advice had been sought from the Association Solicitors who contended that the 11% Federal Sales Tax subsequently to be refunded by the Federal Government to the Association was not a part of "cost of the work" as set out in Article 11 of the contract with the Architect. This point of view was not in accord with the interpretation placed upon the contract by the Architect who maintained that in more recent contracts specific provision has been made for the inclusion of the 11% Sales Tax as being a part of the total contract price. In view of these circumstances it was decided to approach Messrs. Ross, Fish, Duschenes & Barrett with the suggestion that if the Association agree to pay Architect's fees on the 11% Sales Tax, would they in turn make a donation of a like amount to the University Campaign. It was noted that this suggestion does not imply any liability by the Association for the payment of Architect's fees on amounts of Federal Sales Tax.

BRANCH RENOVATIONS AND REPAIRS:

It was reported by Mr. J.A.Hastings that a review of the survey of Branch renovations and repairs prepared by Mr. L.C.Clark had taken place and that a limited number of the more important considerations from each Branch had been extracted from the total requirements. The matter was now in the hands of Mr. L.C.Clark who was reviewing these items in greater detail in preparation for specific action.

It was also reported that the conversion of Westmount, N.D.G., and International coal furnaces to operation by oil had been considered separately from the other building requirements. Quotations on such conversions had recently been obtained from Messrs. Farquhar Robertson and Company Limited and were being studied.

H.F.HALL BUILDING - PROGRESS REPORT:

A report presented by Mr. A.E.Sargent indicated that progress on the new building was generally satisfactory. The main considerations are as follows: Pouring of the second quarter of the ninth floor was presently taking place two weeks ahead of schedule. Curtain Wall - General Contractor keeping ahead of the erection of the curtain wall by Schokbeton and progress very satisfactory. Mechanical- Air-conditioning, plumbing and electrical trades having some difficulty in keeping up with the general contractor. It was stated that while erection of duct work can be maintained at a fast enough pace, manufacture of such duct work has fallen behind, and a double shift on manufacturing has now been put into effect. Installation of electrical work is the area presently of most concern, and it was agreed that appropriate contacts would be made in order to try and improve this situation. It was reported that the main electrical switchboard installation is one month behind schedule. In general terms however, progress is considered satisfactory.

H.F.HALL BUILDING - CHANGE ORDERS:

A statement of change orders approved since the last meeting was reviewed along with a summary of the total contract position to May 14, 1965 copies of which are filed with these minutes. Upon motion duly made it was

UNANIMOUSLY RESOLVED THAT

such change orders be and they are hereby ratified and accepted as forming a part of the total contract position now amounting to \$18,991,709.00.

It was stated that the total overall credit of change orders is currently in the area of \$75,000.

ALTERATIONS TO NORRIS BUILDING:

A letter received from Messrs. Ross, Fish, Duschenes and Barrett proposed a \$5,000. limit be placed on costs of preliminary studies (drawings, blueprints etc.) for changes to the Norris Building. Such costs subsequently to be included in the minimum fee of the Architect proposed in this letter at $7\frac{1}{2}\%$ of the actual cost of the work. It was agreed that this would be a reasonable method for control of such preliminary costs.

The importance of including property south of the Norris Building when considering changes and alterations to this building was pointed out, and it was suggested that The Montreal Trust should inquire into possibilities of property acquisitions in this area.

Minutes cont'd

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FIRE PROTECTION EQUIPMENT - LA LOUCHE RESTAURANT 2170 BISHOP STREET:

A letter from the Montreal Trust Company indicated that the insurance underwriters were not prepared to renew their policy for coverage of 2170 Bishop Street unless automatic fire protection equipment was installed in La Louche Restaurant. The Montreal Trust Company had brought pressure to bear upon the Restaurant operators to install the required fire protection equipment, but without success, and they were now requesting our permission to commence more forcefull legal action against the operators. It was agreed that the Montreal Trust Company be authorized to suggest to La Louche Restaurant that the Association would share equally with them the costs of installation of fire protection equipment currently estimated at approximately \$500. In the event that this proved unsuccessful the Montreal Trust Company were empowered to use their discretion to obtain a satisfactory solution to this problem.

TERMINATION OF MEETING:

There being no further business for consideration the meeting was declared terminated at 2:10 p.m. Those members who could do so were invited to accompany Mr. Sargent on a tour of the new building.